

A Brief Synopsis of Building Permit Activity for November 2011

November 2011, with a total of 101 permits, was a record breaking month for single-family permits. The last month 101 permits for single-family home construction were issued was in May of 2005. As usual, the majority of the permits were issued in unincorporated Tippecanoe County, with 66 coming from a single development (The Cottages on Lindberg PD). Without the permits issued in this planned development, this month would have been slightly less than average with only 35 permits issued. It should be noted that while the permits in this PD were issued for a mix of single-family and duplex construction, the development is not a traditional subdivision, but more like a multi-family development intended for students, since it has a single lot and property owner, with rental buildings built to look like houses and duplexes.

Lafayette had 7 permits and West Lafayette had 10. All of the single-family building permits issued were for traditional detached single-family housing except for The Cottages on Lindberg mentioned above, and for a fourplex in West Lafayette (the Villas at Stonebridge PD). The number of permits issued in September and October of this year represented a strong showing, but the permits issued in November tips the scale. Before any December permits have even been issued, it is clear that 2011 will easily surpass the last three end-of-year totals. Of course, it helps to count the 66 rental units in The Cottages as single-family homes; without those permits, 2011 would likely beat the 2010 total, but not 2009 or 2008.

The five-year average for single-family November permits (2006 to 2010) is 37.4 permits issued with a mean of 30.5 (the number half way between the high of 51 permits [November 2007] and the low of 10 permits from November 2008).

In addition to the single-family permits issued for The Cottages on Lindberg, there were 126 duplex units (63 buildings) issued permits in the same development. There were two permits issued for multi-family apartments: one for University Terrace in West Lafayette (28 units) and a first floor conversion into two units for a building in downtown Lafayette.

All single-family residential subdivisions which had activity are shown on the next page as well as the location by civil township of the 101 single-family permits.

County Subdivisions:

Cottages on Lindberg	66
Raineybrook	5
Lindberg Village	2
Stones Crossing	2
Benjamin Crossing	1
Harrison Highlands	1
Hickory Ridge	1
Highland Meadows	1
Masons Ridge	1
Winding Creek	1
Unplatted	3

West Lafayette Subdivisions:

Arbor Chase	5
Villas at Stonebridge	4
Lauren Lakes	1

Lafayette Subdivisions:

Villas at Cascada	3
Chatham Square PD	2
The Commons at Valley Lakes	2

Permits by Township:

Wabash	73
Wea	13
Tippecanoe	7
Fairfield	5
Sheffield	2
Perry	1
Total	<u>101</u>